



# Naval Air Station Alameda

## Base Realignment and Closure Cleanup Plan Fact Sheet



U.S. Department of the Navy, Engineering Field Activity West  
San Bruno, California • May 1995

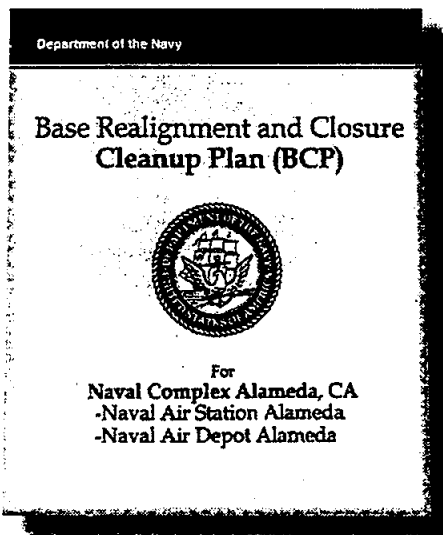
The Base Realignment and Closure (BRAC) Act of 1990 calls for the closure of selected military bases across the country. Under BRAC, Naval Air Station (NAS) Alameda is scheduled to close in 1997. The Navy recognizes that base closure creates economic challenges for the community, and that economic recovery requires timely and effective reuse of base property by the community. For this reason, the Navy is committed to cleaning up property at NAS Alameda as quickly as possible in order to transfer the property to the community for reuse. At the same time, however, it is the Navy's policy to ensure that the ultimate cleanup achieved is fully protective of public health and the environment.

This fact sheet describes the cleanup plan developed for NAS Alameda, known as the BRAC Cleanup Plan (BCP), and steps identified in that plan to accelerate the cleanup and transfer of property as well as create

greater opportunities for community involvement in the process. The BCP was prepared by the BRAC Cleanup Team (BCT) established at NAS Alameda.

### BRAC CLEANUP TEAM

Each closing base is required to establish a BRAC Cleanup Team (BCT). The BCT established at NAS Alameda is a unique partnership among the Navy, U.S. Environmental Protection Agency (EPA), and California Environmental Protection Agency Department of Toxic Substances Control (DTSC). Each agency is represented on the BCT. The BCT directs the cleanup activities and is accountable for expediting the cleanup schedule, and ensuring that all cleanup programs follow applicable laws and regulations and are protective of the public health and environment. A primary benefit of establishing the BCT is the assurance that all cleanup decisions receive joint acceptance from the Navy and state and federal regulators.



#### ***This Fact Sheet Contains Information on the:***

- **BRAC Cleanup Team**
- **BRAC Cleanup Plan**
- **Alameda Reuse Plans**
- **Environmental Programs at NAS Alameda**
- **Opportunities for Community Involvement**

Members of the NAS Alameda BCT are Navy Lieutenant Commander (LCDR) Michael Petouhoff; James Ricks, U.S. EPA, Region IX; and Thomas Lanphar, DTSC. LCDR Petouhoff, the Navy's representative on the BCT, is the BRAC Environmental Coordina-

tor. LCDR Petouhoff also serves as co-chair of the Restoration Advisory Board (RAB) (described later in this fact sheet) and helps to facilitate communication between the RAB and the community's reuse group. This link is important because cleanup decisions are often dependent upon reuse plans as well as community concerns just as reuse plans require an understanding of the environmental condition of property.

## BRAC CLEANUP PLAN

In March 1995, NAS Alameda submitted its BRAC Cleanup Plan (BCP) to Washington D.C. The cleanup plan, serves as a road map directing the complex task of environmental cleanup and timely reuse of property at closing military bases.

The BCP summarizes the status of all environmental programs at NAS Alameda. These programs are evaluated to identify areas that may be streamlined. The programs are also assessed for areas of overlap where communication between programs is necessary. At federal facilities like NAS Alameda many different environmental programs exist; for example, some programs focus on past hazardous waste management practices and disposal sites, while other programs address substances such as asbestos and PCBs. Close coordination of these programs is necessary to accelerate transfer of property. The BCP also presents how the base property is divided into property parcels for the purpose of prioritizing cleanup activities and expediting property transfer to the community.

In addition to expediting cleanup efforts, the BCP provides the community with an important information source. It describes the status and strategy of all environmental programs at NAS Alameda. The BCP is a "living document" that will be updated at least annually to reflect environmental cleanup progress and the status of property transfer and reuse.

The 1995 NAS Alameda BCP is currently available in the NAS Alameda information repository at the Alameda Public Library, Main Branch. The highlights of the BCP are summarized below.

## BRAC Cleanup Plan Vision

The vision of the NAS Alameda BRAC Cleanup Team (BCT) is set forth in the following guiding principles:

1. Protect human health and the environment
2. Support the community's reuse plan
3. Promote active public involvement
4. Initiate cleanup as early as possible in the process
5. Keep an open mind toward the potential advantages of innovative technologies

The BCT at NAS Alameda has developed a strategy to achieve each of these principles or goals. The first two goals are the foundation of the BCP process. Neither goal can be considered in isolation; decisions must be made with simultaneous awareness of both objectives. The BCT endeavors to accomplish the following in support of the first two principles:

- Identify all clean property that can be transferred by the scheduled base closure date in April 1997.
- Pursue leasing as an interim measure to accommodate the community's short-term reuse plan.
- Pursue long-term cleanup consistent with the community's long-term reuse plan.

Each of the remaining principles support the first two. Strategies to promote active public involvement in-

clude establishing the Alameda Restoration Advisory Board (RAB), described below. In support of the fourth principle, the BCT is working to speed up the cleanup process by expediting site characterization and beginning cleanup sooner through early actions. Early actions might include immediately removing contaminated soil or implementing cleanup technologies on a small scale to test their effectiveness before implementing the technology on a larger scale. The BCT's vision to begin cleanup where necessary as early as possible is also supported by the BCT's interest in pursuing innovative technologies. Innovative technologies can provide better and less expen-

sive means of characterizing and cleaning up sites. The BCT has already applied an innovative technology at Site 13. The technology, the Site Characterization and Analysis Penetrometer System (SCAPS), was used recently to help delineate a contaminated area at the site in less time than conventional sampling methods require. The sooner a site is fully characterized and the extent of contamination understood, the sooner site cleanup can begin. In addition, the BCT is currently evaluating several cleanup technologies to establish their potential effectiveness at NAS Alameda.

Figure 1

### Property Reuse and the Environment

After cleanup and conversion, the future of NAS Alameda belongs to the community. For this reason, the Navy is committed to working closely with the reuse authority to cleanup, lease, and transfer property in a manner that protects human health and the environment and supports the community's reuse plan.

#### Property Reuse and Environmental Cleanup.

##### What's Required?

- Community develops a short-term reuse plan (April 1995)
- Navy leases suitable property consistent with the short-term reuse plan
- Community develops long-term reuse plan (December 1996)
- Navy prepares an "Environmental Impact Statement" (EIS) that incorporates the community reuse plan; EIS submitted to public for review and comment (December 1996)
- Navy and Regulators with public involvement prepare cleanup "Record of Decision" (1997) which spells out cleanup plan
- Navy completes cleanup and eventually transfers property consistent with planned reuse

## Alameda Reuse Plans

The BCP provides a valuable tool for ensuring that cleanup and reuse planning are integrated. The conversion of NAS Alameda to civilian use involves three interrelated activities: the closure of NAS Alameda, the development of a community reuse plan, and the cleanup of base properties necessary for the transfer and reuse of real estate. The first step in the property transfer process is called the environmental baseline survey (EBS), which is already underway at NAS Alameda. The EBS is an inventory of all base property that identifies areas where hazardous substances have been handled. Only those property parcels that are considered clean or have been cleaned up to a level that adequately protects public health and the environment will be considered suitable for lease or transfer. The Navy's primary goal is protection of public health and the environment; this goal must be met before any parcel of property can be considered for community reuse.

The community's reuse plan is being developed by the Alameda Reuse and Redevelopment Authority (ARRA), a nine-member panel recognized by the Department of Defense as the legal body that will receive property from the Navy. The ARRA consists of five Alameda city council members, the mayors of Oakland and San Leandro, a county of Alameda representative, and a representative from Congressman

Dellum's office. For more information on the ARRA and the reuse plan, call Dave Louk, City of Alameda Base Conversion Facilities Manager, at 510/263-2870.

The ARRA completed a short-term reuse plan in April 1995 and expects to complete the long-term reuse plan in December 1995. The short-term plan focuses on making use of existing facilities for immediate re-employment opportunities. The long-term plan will look beyond current use for other potential uses, including land development. Figure 1, on page 3 outlines the reuse process.

## **Environmental Programs at NAS Alameda**

Environmental programs at NAS Alameda can be grouped into several categories: the Installation Restoration (IR) Program, environmental compliance programs, management of natural and cultural resources, and the EBS required by the base closure process. The BCP describes the current status and future approach to implementing these programs.

The goal of the IR Program is to protect human health and the environment by identifying, investigating, and cleaning up sites where a past release of a hazardous substance has occurred. The military has historically used hazardous materials for operations such as ship and aircraft maintenance and repair, fuel storage, metal finishing, and other industrial activities. The Navy handles and disposes of these materials consistent with today's knowledge and standards. Currently there are 23 sites at NAS Alameda undergoing investigation and cleanup as part of the IR Program. The map on page 5 identifies the locations of these IR sites.

Environmental compliance programs at NAS Alameda involve the regulated management of:

**Underground storage tanks**  
**Solid waste**

**Asbestos**  
**Lead paint**  
**Stormwater**  
**Wastewater**  
**Hazardous materials/waste**  
**Fuel lines**  
**Polychlorinated biphenyls**  
**Radon**  
**Dredge material**  
**Air emissions**  
**Oil/water separators**

The BCP also discusses natural and cultural resource issues being addressed at NAS Alameda and the Navy's strategy for addressing related issues in the future. For example, natural resources include wetlands and endangered or threatened wildlife. Cultural resources at NAS Alameda include historic buildings. Early identification and evaluation of natural and cultural resources is necessary to ensure they are considered in cleanup and reuse decisions. Finally, the BCP summarizes the first phase of the EBS, including identification of property that may be available for early transfer.

## **Schedule and Funding**

The BCP provides a cleanup schedule and estimated cleanup costs. As additional information becomes available, schedules and cost estimates will be updated and presented in the annually updated BCP.

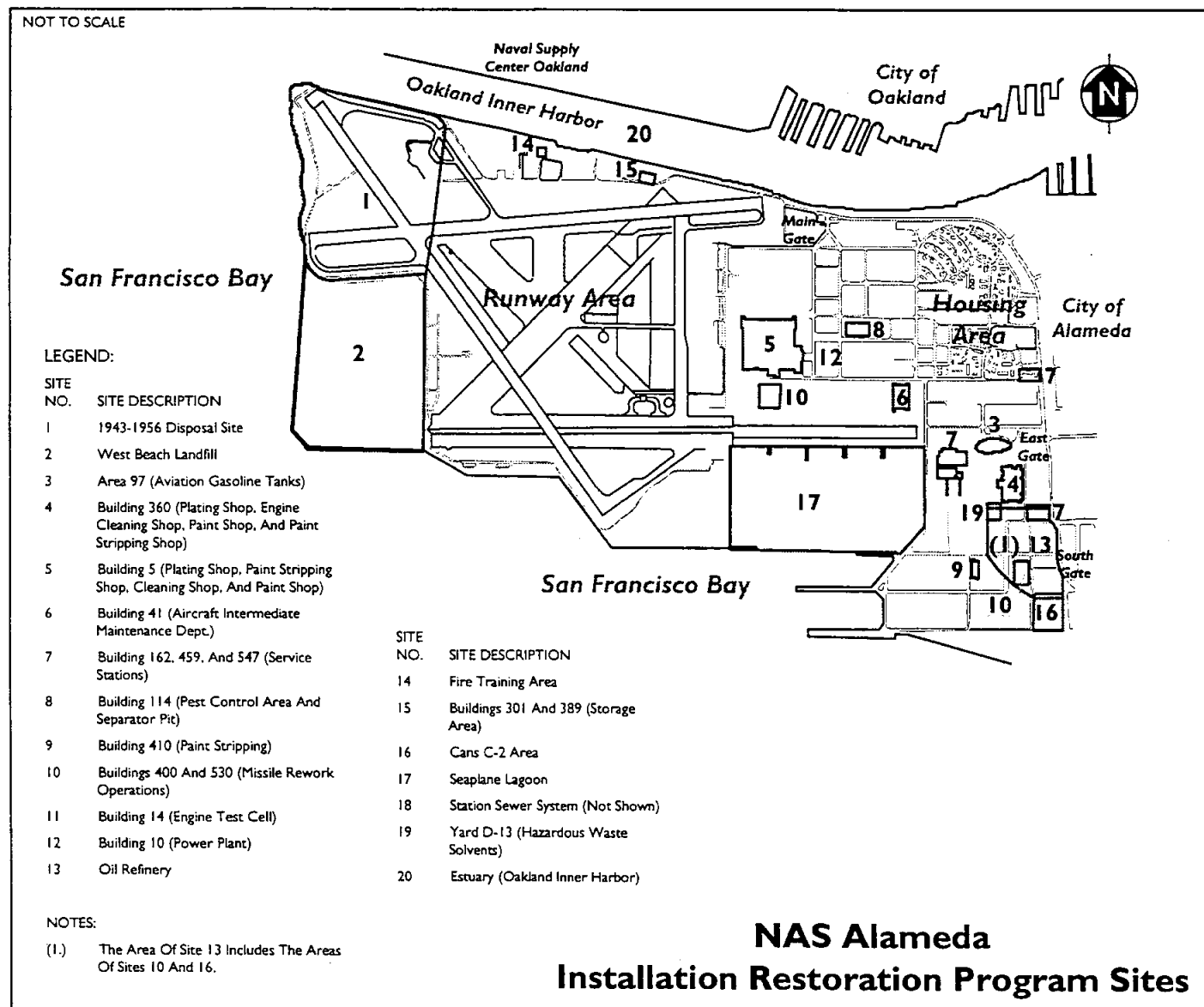
## **OPPORTUNITIES FOR COMMUNITY INVOLVEMENT**

The Navy is committed to facilitating community involvement in base cleanup and closure activities. A new forum for community involvement is the Restoration Advisory Board (RAB). The RAB was established to represent a cross-section of community interests and provide opportunity for the early and continued exchange of information, concerns, and issues

between the community and the Navy. It is important that community concerns and suggestions are identified early in the process so they can be addressed in cleanup decisions. The NAS Alameda RAB is currently composed of 30 community members and representatives of the Navy, U.S. EPA, DTSC, and other regulatory and civic agencies.

In establishing the NAS Alameda RAB, the Navy sought to represent the diverse interests within the community. Applications were sent to over 14,000 households and businesses within one-quarter mile of NAS Alameda. Advertisements were placed in local newspapers, and

employee notifications were published in the base newspaper, *The Carrier*, and in the *Navy Plan of the Day*. Two public meetings were held, January 12 and February 9, 1994, to discuss the IR Program and the upcoming RAB. The result was over 70 applications for membership in the NAS Alameda RAB. A panel from U.S. EPA, DTSC, Navy, and the local community selected the formal RAB membership to represent a cross-section of the community's diverse interests. The first meeting of the full RAB was held on April 19, 1994, and meetings have since been monthly. RAB members have since elected a community member to co-chair the RAB with the Navy's BRAC Environmental Coordinator.



sent a cross-section of the community's diverse interests. The first meeting of the full RAB was held on April 19, 1994, and meetings have since been monthly. RAB members have since elected a community member to co-chair the RAB with the Navy's BRAC Environmental Coordinator.

RAB members facilitate the two-way exchange of information between the community and the Navy by acting as liaisons. RAB members are expected to communicate with local community members whose interests they are appointed to represent concerning specific base cleanup issues, and report any comments, suggestions, or concerns to the full RAB. RAB members must also report to the community on RAB and base activities. The RAB also provides input into base environmental cleanup activities by commenting on documents produced by the Navy.

The public is encouraged to attend the monthly RAB meetings. For meeting times and locations call Sherri Withrow, NAS Alameda Public Affairs Office, at 510/263-3724.

Other opportunities for community involvement include the following:

- Review documents during public comment periods
- Visit the information repository  
(See Table I for location)
- Read fact sheets and newsletters (call Sherri Withrow at NAS Alameda to be added to the NAS Alameda community mailing list)
- Call one of the points of contact listed in Table I with your comments and concerns
- Attend workshops, open houses, tours, and public meetings
- Attend RAB meetings

Table I

## **NAS ALAMEDA COMMUNITY INVOLVEMENT INFORMATION**

The following individuals can provide additional information.

### **BRAC Cleanup Team**

Lieutenant Commander Mike Petouhoff  
NAS Alameda Environmental Officer  
510/263-3726

James Ricks  
U.S. Environmental Protection Agency  
415/744-2402

Thomas Lanphar  
California Environmental Protection Agency  
Department of Toxic Substances Control  
510/540-3809

### **Community Involvement Contacts**

Sherri Withrow  
NAS Alameda  
Environmental Public Relations Specialist  
510/263-3724

Susan Jun  
California Environmental Protection Agency  
Public Participation Specialist  
510/540-3935  
(return address for mailing label)

Commanding Officer  
Naval Air Station Alameda  
250 Mall Square (Code 015)  
Alameda, CA 94501-5000  
Attention: Sherri Withrow

### **Information Repository Location**

Alameda Public Library  
Main Branch  
2264 Santa Clara Avenue  
Alameda, CA 94501  
510/748-4661  
(call for current library hours)

